

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

USDC SDNY DOCUMENT ELECTRONICALLY FILED DOC #: DATE FILED: 05/29/2025

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FEDERAL NATIONAL MORTGAGE ASSOCIATION, :

Plaintiff, :

-v- :

JDM WASHINGTON STREET LLC, SWING
STAGING LLC, LINK RENOVATION, INC.,
CARDELLA TRUCKING CO., INC., PHOENIX
SUTTON STR. INC., THE PACE COMPANIES NEW
YORK, INC., AMERICAN PIPE & TANK LINING CO.,
INC., ADVANTAGE WHOLESALE SUPPLY LLC,
ABC COMPANIES 1–100 (fictitious entities), & JOHN
DOES 1–100 (fictitious persons),

Defendants. :

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25-cv-1728 (LJL)

ORDER

LEWIS J. LIMAN, United States District Judge:

Counsel for Defendants JDM Washington Street LLC (“JDM”) and Joseph Moinian (“Moinian”) has moved to withdraw as counsel and for a temporary stay of proceedings to permit Defendants to retain alternative counsel. Dkt. No. 72. The motion to withdraw is granted for the reasons stated on the record at the telephonic conference on May 29, 2025. A retaining lien is being asserted.

JDM may not appear in court without an attorney. *See Rowland v. Cal. Men’s Colony, Unit II Men’s Advisory Council*, 506 U.S. 194, 202–03 (1993). By July 11, 2025, JDM shall secure new counsel and new counsel shall file a notice of appearance on the docket. If an appearance is not filed by that time, JDM shall be at risk of default.

All dates in the case management plan and scheduling order, Dkt. No. 69, are adjourned *sine die* pending the appearance of a new attorney for JDM. The parties shall file a new

proposed case management plan by July 21, 2025.

The Court intends that the June 13, 2025, deadline for the parties to submit a mediation date also be suspended pending the appearance of a new attorney for JDM.

The Court notes that Mr. Moinian, as an individual, has the right to represent himself. The City Bar Justice Center runs a clinic providing free legal services to pro se litigants, which may be contacted at <https://www.citybarjusticecenter.org/projects/federal-pro-se-legal-assistance-project/> or by phone at 212-382-4794.

SO ORDERED.

Dated: May 29, 2025
New York, New York

A handwritten signature in black ink, appearing to read 'L. Liman', is written over a horizontal line.

LEWIS J. LIMAN
United States District Judge